

Valley Center Town Center

Overview

Two special study areas remained on the July 2004 GP2020 working copy maps as a result of the residential densities planning process. These areas represent the two villages where most of the future growth in Valley Center is planned. A town center planning process was conducted from August 2004 until January 2005 to develop a land use plan for these special study areas.

Key Issues

- Significant traffic congestion already exists in Valley Center, especially along Valley Center Road where a road-widening project is underway. The increased residential densities typical in village areas will most likely exacerbate traffic problems. An expanded road network needs to be an integral part of any plans to increase densities in the villages.
- Sewer is currently not available in the northern village and most of the southern village, but is required to achieve village densities. A comprehensive plan to provide sewer needs to be included in further planning efforts.

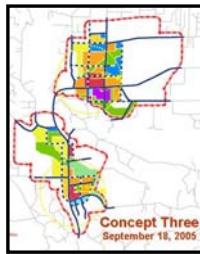
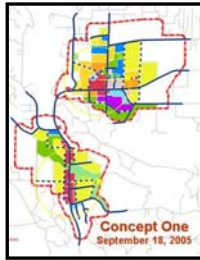
Planning Process



Workshop participants provided input on three different concepts for each village

The town center planning process followed four workshops conducted throughout 2003 to assist the community identify the desired character for the villages. The 2004-2005 town center planning process included:

- *Kick-Off Meeting* — A kick-off meeting was conducted last August to begin the planning process and establish the schedule and level of community participation.
- *Workshops* — Two workshops were conducted where staff presented land use and opportunity/constraints analysis, planning criteria, and land use concept plans for each village. Community members provided input; enabling staff to select, then refine a preferred concept.
- *Planning Group* — The Planning Group remained highly involved during the entire process. Town center planning issues were addressed during several planning group and subcommittee meetings. In addition, many planning group members attended the two workshops.
- *Other Outreach* — To inform affected property owners, concept village land use plans were published in the Valley Roadrunner newspaper. Separate meetings were held with interested property owners to solicit their input and develop further consensus. Also, the village concept plans were posted on the GP2020 website and updated throughout the planning process.

Recommended Plan Maps**Planning Criteria**

Over the five-month planning process staff consistently prepared map concepts reflecting community input. Staff recommended land use plans for the special study areas, resulting from the town center planning process, are shown as Figures VC-1 and VC-2. The projected build-out population for each village, along with the remainder of the Valley Center community, is shown in Table 1 below.

Table 1: Population Projections

Area	Dwelling Units		Projected Population
	Existing	Future	
North Village	396	1,382	5,119
South Village	237	1,172	4,056
Remaining Community	4,081	5,231	28,887
Total Community	4,714	7,785	38,061

- Each village footprint should be compact and clearly defined, surrounded by patterns of semi-rural and rural development
- Moving away from the village center, densities should taper from high to low and the difference in densities between adjacent parcels should not be higher than 400 percent
- Avoid strip commercial development patterns while retaining values for existing commercial property owners
- Establish a road network that accommodates increased densities in the village by dispersing traffic patterns
- Provide a district to accommodate industrial land uses

Additional Analysis/ Recommendation

The town center planning accomplished for Valley Center to date is still at the general plan level. Further planning is necessary that would identify a comprehensive circulation network, required infrastructure, design guidelines, and implementation tools.

The following matrices identify property owners that made specific requests during the planning process. A rationale is provided when the staff recommendation is inconsistent with the property owner's request.

Planning Commission Recommendation

The Planning Commission concurs with staff's recommendations.

Valley Center Town Center (Northern Village)

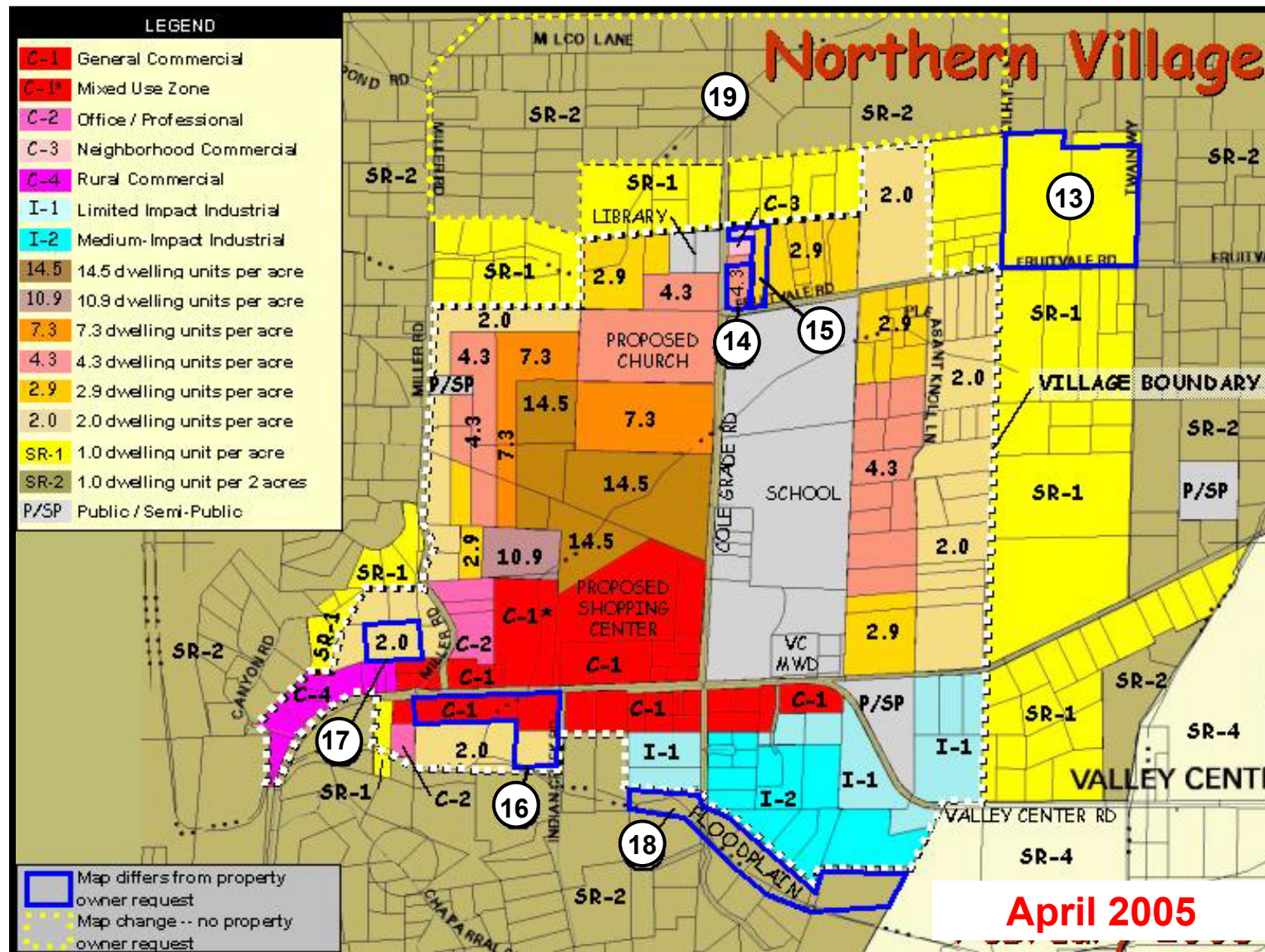


Figure VC-1

Property Owner Requests Inconsistent with Staff Recommendations

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
13	<u>Staff</u> (SR-1) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(SR-1) Semi-Rural Residential	(VR-2.9) Village Residential (Chipman)	<i>Total Area:</i> 35.46 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Support community endorsed concept for concentrated village, surrounded by semi-rural land uses • Staff supports Planning Group recommendation
14	<u>Staff</u> (VR-4.3) Village Residential <u>Planning Commission</u> Concur with staff	(VR-4.3) Village Residential	(C-3) Neighborhood Commercial (Hedges)	<i>Total Area:</i> 2.18 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Commercial development is concentrated in the village center, less than one mile away • Additional commercial land uses are not supported by projected needs • Staff supports Planning Group recommendation • Town center circulation plan would redirect traffic away from site

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
15	<p><u>Staff</u> (C-3) Neighborhood Commercial/ (VR-2.9) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-3) Neighborhood Commercial/ (VR-2.9) Village Residential	Change entire parcel to commercial (Hofler)	<p><i>Total Area:</i> 2.7 acres</p> <p><i>Current Use:</i> Veterinary Clinic, Pet Grooming, Residence, Doggie Day Care</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> Recognizes existing legal commercial use on portion of parcel, but does not support expansion. Residential parcel maintains buffer with surrounding residential uses Does not recognize existing illegal commercial uses (doggie day care) Neighborhood Commercial designation is located on a major road across the road from the library Additional commercial land uses are not supported by projected needs. Commercial development is concentrated in the village center, less than one mile away Staff supports Planning Group recommendation
16	<p><u>Staff</u> (C-1) General Commercial (VR-2) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial (VR-2) Village Residential	(VR-7.3) Village Residential (Nelson)	<p><i>Total Area:</i> 12.64 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (6) Residential (17) Estate Residential</p>	<ul style="list-style-type: none"> Would apply a new GP2020 zone that would allow mixed use development on the portion designated General Commercial Portion of area designated Village Residential is within floodplain Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
17	<u>Staff</u> (VR-2) Village Residential <u>Planning Commission</u> Concur with staff	(VR-2) Village Residential	(VR-2) Village Residential or higher density (Stephens)	<i>Total Area:</i> 4.11 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (3) Residential	<ul style="list-style-type: none"> • Located on fringe of village, compatible with surrounding land uses • Access would improve with construction of a road proposed along southern boundary of parcel by the concept village circulation plan • Staff supports Planning Group recommendation
18	<u>Staff</u> (SR-2) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(I-2) Medium Impact Industrial for all affected parcels	(I-2) Medium Impact Industrial (Tinch)	<i>Total Area:</i> Approx. 14 acres <i>Current Use:</i> Aggregate supply company, warehouse, storage <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Property is in the floodway/floodplain • Previous County staff mistakenly approved development in this area • Residential designation is consistent with other areas in floodplains • Changing to a Residential designation would make current uses legal, non-conforming — uses could continue indefinitely, but expansion would be precluded

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
19	<p><u>Staff</u> (SR-2) Semi-Rural Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(SR-2) Semi-Rural Residential	No recommendation submitted	<p><i>Total Area:</i> 271 acres</p> <p><i>Current Use:</i> Residential/agricultural</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> • Included to document changes outside of the village from the July 04 to the May 05 Maps • Reflects community planning objectives for a concentrated town center, surrounded by semi-rural lands • Retains density of the existing general plan • Staff supports Planning Group recommendation

Valley Center Town Center (Southern Village)

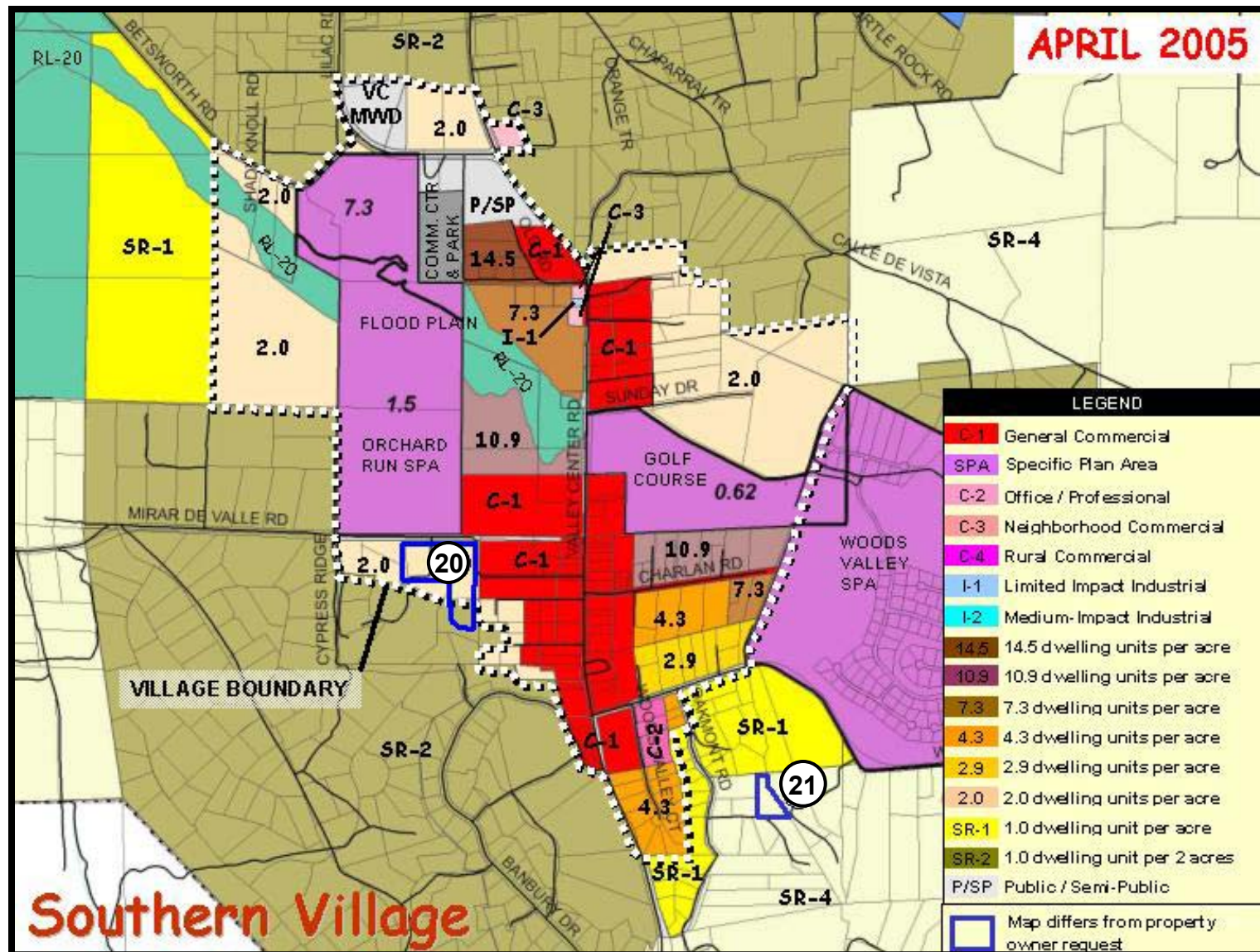


Figure VC-2

Property Owner Requests Inconsistent with Staff Recommendations

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
20	<u>Staff</u> (VR-2) Village Residential (SR-2) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(VR-2) Village Residential (SR-2) Semi-Rural	(C-1) General Commercial (VR-2) Village Residential (Rattray)	<i>Total Area:</i> 20.48 acres <i>Current Use:</i> Undeveloped/Residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Village Residential densities applied in areas without steep slope; Semi-Rural densities retained in other areas • Village Residential densities provide a transition between commercial and semi-rural land uses • Projected needs do not support additional commercial land uses • Staff supports Planning Group recommendation
21	<u>Staff</u> (SR-4) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(SR-4) Semi-Rural Residential	(SR-1) Semi-Rural Residential (Townsend)	<i>Total Area:</i> 2.26 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Parcel is outside the village special study area located within an area composed of parcels designated SR-4 on the July 2004 Map. • Proposed density is the same as density under existing general plan • Staff supports Planning Group recommendation

Staff Recommendations Consistent with Property Owner Request, Planning Group, and Planning Commission

Northern Village

Property Owner	Request/ Staff Recommendation	Acreage
Arnold	(SR-2) Semi-rural	7.05
Bose	(I-2) Medium Impact Industrial	2.55
Burditt	(C-4) Rural Commercial	1.37
Donahue	(I-2) Medium Impact Industrial	8.93
Gabriele	(C-4) Rural Commercial	1.59
Geiger	(C-1) General Commercial	1.22
Hiepler	(C-2) Office Professional	2.73
Hinojosa	(C-2) Office Professional	2.71
Jensen	(C-1) General Commercial	9.5
	(I-1) Limited Impact Industrial	
	(I-2) Medium Impact Industrial	
Lee	(C-1) General Commercial	~ 1
Parker	(C-4) Rural Commercial	2.30
Stephens	(C-1) General Commercial	1.22
Stephens	(C-4) Rural Commercial	0.74

Southern Village

Property Owner	Request/ Staff Recommendation	Acreage
Barry	(C-1) General Commercial	5.2
Bernsen	(C-1) General Commercial	5.49
Bohorquez	(C-1) General Commercial	~6
Burditt	(C-1) General Commercial	3.18
Doran	(C-1) General Commercial	1.76
Harmon	(I-1) Limited Impact Industrial	0.25
Houston	(VR-2) Village Residential	~ 1.5
Olson	(C-1) General Commercial	2.62
Pateman	(C-1) General Commercial	0.75
Smith	(C-1) General Commercial	~1
Thomas	(C-1) General Commercial	4.80
VCMWD	(VR-2) Village Residential	32.3
	(SR-2) Semi-Rural	
	Public/Semi-Public	
Woods/Johnson	(C-1) General Commercial	2.26